

## **EXHIBIT 13**

### **(Order Granting Alum's Mtn to Intervene)**

*Order Prepared By:*

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**SECOND JUDICIAL DISTRICT COURT  
WEBER COUNTY, STATE OF UTAH**

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MOLLY J. MULLIGAN; and  
JOHN P. MULLIGAN,

Plaintiffs

v.

SINGLE BOX, L.P.; SB AB WEST  
LOOP, L.P.; BRETT H. DEL  
VALLE and TRACI M. DEL  
VALLE, as Co-Trustees of The  
Del Valle Family Trust dated  
October 30, 2002,

Defendants.

**ORDER GRANTING ALUM ROCK  
RIVERSIDE, LLC'S LIMITED  
MOTION TO INTERVENE**

Case No. 210904774

Judge Noel Hyde

This matter comes before the Court on Alum Rock Riverside,  
LLC's ("**Alum Rock**") Limited Motion to Intervene (the "**Motion**"). No

opposition to the Motion has been filed, and the time to do so has expired. Based on the arguments submitted, the Court GRANTS the Motion. Alum Rock may intervene in this action for the limited purpose of opposing Plaintiffs Molly J. Mulligan and John P. Mulligan's Motion for Leave to File a Supplemental Complaint (the "**Motion to Supplement**"). The Court accordingly accepts Alum Rock's opposition to the Motion to Supplement (Docket No. 187) and will consider Alum Rock's arguments in relation to that motion.

**EFFECTIVE ON THE DATE THE COURT SEAL IS AFFIXED TO THE FIRST PAGE OF THIS DOCUMENT**

**CERTIFICATE OF SERVICE**

I certify that on this 24th day of September, 2024, I caused a true and correct copy of the foregoing **ORDER GRANTING ALUM ROCK RIVERSIDE, LLC'S LIMITED MOTION TO INTERVENE** to be electronically filed with the Court's ECF system, which served notification to all counsel of record by the method indicated below:

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/s/ KC Hooker